

# **Johnston Planning Board**

## **AGENDA**

**July 18, 2006**

**The Planning Board of the Town of Johnston will hold its regularly scheduled monthly meeting above, at 7:00 PM, at the Nicholas Ferri Middle School Cafeteria, 10 Memorial Avenue, Johnston, Rhode Island.**

**No new agenda items will be heard after 10:30 PM. Any items not heard will be placed on the Planning Board's next agenda.**

**The agenda for the evening will be as follows, subject to change:**

**I. Roll Call**

**II. Reading of the Minutes**

**III. Old Business Items**

**A. PB 2005-01 Stone Hill Marketplace- Status Report**

**Major Land Development Project**

**Vicinity of Extension of Stone Hill Boulevard and 1380 Atwood Avenue**

**AP 44/2-Lots 66, 73, & 74; 104.5 acres; B-2 Zone**

**Major Development Proposal for construction of Upper Site.**

**Applicant: Stonehill Drive, LLC**

**Attorney: Frank S. Lombardi, Esq.**

**Engineer: Samuel S. Hemenway, PE # 6349**

**Garofalo Engineers**

**B. PB 2006-35 Ordinance # 2006-8**

**Zoning Amendment Petition**

**From: R-15 (Residential 15,000 sf) and B-2 (General Business)**

**To: R-7 (Residential 7,000 sf)**

**Vicinity of 1285 Hartford Avenue; AP 20/Lots 30, 76 and portions of  
Lots 29, 46, 71, 121, & 274**

**11.85 Acres; Existing Split Zone - B-2 Zone (Front), R-15 Zone (Rear)**

**“The El Marocco, A Mixed-Use Development” - Proposal to construct  
a maximum of 10 Multi-Family Buildings (2-6 units/building), 56 units.**

**Street/Internal Driveway Construction**

**Owners/Petitioners: Michael A. Grieco**

**Engineer: David E. Provonsil, PE #5160**

**Most Recent Planning Board Appearance: 6-6-06**

**Continued from June 6, 2006 Meeting**

**C. PB 2006-04 Killingly Place**

**Major Land Development Project – Master Plan – Informational  
Meeting**

**Vicinity of 504 Killingly Street; AP 12/Lots 333 and 360**

**2 Lots; 2.1 acres; B-2 Zone**

**No Street Construction**

**Owner: Killingly Holdings, LLC**

**Surveyor: Samuel A. White, Jr., PLS**

**Engineer: Samuel S. Hemenway, PE # 6349**

**Garofalo & Assoc, Inc.**

**Attorney: Michael E. Kelly, Esq.**

**John O. Mancini, Esq.**

**Most Recent Planning Board Appearance: 5-2-06**

**Decision Extension Agreed Upon to 7-18-2006 at 6-6-2006 Planning Board Meeting**

**Continued from June 6, 2006 Meeting at request of Applicant**

**D. PB 2006-34 Ordinance # 2006-6**

**Zoning TEXT Amendment Petition**

**Proposed amended of selected sections pertaining to PD (Planned District) Zone provisions (Article IV, Section A of the Johnston Zoning Ordinance)**

**Petitioner: Churchill and Banks**

**Attorney: John C. Revens, Jr., Esq.**

**Most Recent Planning Board Appearance: 5-2-06**

**Continued from June 6, 2006 Meeting**

**IV. New Business Items**

**A. PB 2006-38 Winsor Woods**

**Major Subdivision – Master Plan – Informational Meeting**

**Vicinity of 17-19 Surrey Drive, 8 Stagecoach Drive, and 7 Carriage Way**

**AP 48 – Lot 13, AP 50/Lots 13 & 14; R-40 Zone**

**Overall: 20 Lots + Detention Basin – 29.07 acres total area**

**Phase #1: 8 House Lots**

## **Construction of 3 Streets**

**Owner: Pezzuco Construction, Inc.; Richard Pezzuco**

**Surveyor/Engineer: Christopher A. Duhamel, PLS #1844, PE #5013**

**DiPrete Engineering Associates, Inc.**

**Master Plan Approval: 10-5-2004; expired 10-5-2005**

**Decision by: 10-4-2006**

**B. PB 2006-38 Winsor Woods, PHASE #1**

**Major Subdivision –Preliminary Plan – PUBLIC HEARING**

**Vicinity of 17-19 Surrey Drive, 8 Stagecoach Drive, and 7 Carriage Way**

**AP 48 – Lot 13, AP 50/Lots 13 & 14; R-40 Zone**

**Overall: 20 Lots + Detention Basin – 29.07 acres total area**

**Phase #1: 8 House Lots; Construction of 3 Streets**

**Owner: Pezzuco Construction, Inc.; Richard Pezzuco**

**Surveyor/Engineer: Christopher A. Duhamel, PLS #1844, PE #5013**

**DiPrete Engineering Associates, Inc.**

**Master Plan Approval: 10-5-2004; expired 10-5-2005; reinstatement considered at July 18, 2006 Planning Board Meeting**

**Decision by: 10-4-2006**

**C. PB 2006-32 El Marocco, A Mixed Use Development, Phase #1**

**Business Site Review on Phase #1 - Senior Center – PUBLIC HEARING**

**Vicinity of 1285 Hartford Avenue**

**“The El Marocco, A Mixed-Use Development” - Proposal for site**

**improvements for Phase #1 - New Construction/Renovation/Site Work**  
**AP 20/ Portions of Lots 29, 46, 71, 121, & 274**  
**1.65 Acres; B-2 (General Business) Zone**  
**Street/Internal Driveway Construction**  
**Owners/Petitioners: Michael A. Grieco**  
**Engineer: David E. Provonsil, PE #5160**  
**Decision by: w/in 45 days of close of Public Hearing**

**D. PB 2006-29 – Cece Estates**

**Minor Subdivision Proposal – Preliminary Conditions**  
**Addressed/Final Plan**  
**Vicinity of 120 Shun Pike**  
**AP 32/Lot 8; 3 lots; 8.25 acres; Industrial Zone**  
**No Street Construction**  
**Owner: John Cece**  
**Surveyor: Walter P. Skorupski, PLS #1802**

**Most recent appearance before Planning Board: May 2, 2006**  
**Conditional Preliminary Approval rec'd May 2, 2006**

**Decision by: 9-14-2006**

**E. PB 2006-42 Buck Hill Road – Parrillo/DelSignore**  
**Industrial Site Review –PUBLIC HEARING**  
**Vicinity of Buck Hill Road**  
**AP 30/Lot 117; 20,000 square feet; I (Industrial) Zone;**

**New Construction/Renovation/Site Work**

**No Street Construction or Road Improvement Proposed**

**Applicant: Justin Parrillo and Gerald DelSignore, Jr.**

**Surveyor: Nicholas Veltri, P.L.S. #1719**

**Decision by: w/in 45 days of close of Public Hearing**

**F. PB 2006-44 Belfield Acres**

**Minor Subdivision – Preliminary Plan – Informational Meeting**

**Vicinity - between 54 and 63 Belfield Drive**

**AP 54/Lot 127**

**5 House Lots; 30+ acres; R-40 Zone**

**No Street Construction**

**Owner: David DePina**

**Surveyor: Angelo M. Raimondi, PLS #1762**

**Concept Review discussed at 7-6-2004 Planning Board Meeting**

**Decision by: 9-14-2006**

**IV. Land Development and Subdivision Review Regulations  
Amendment Proposals**

**V. Discussion**

**A. Zoning Ordinance Amendment Proposals – Potential Text and/or**

**Map Changes**

**B. Status of Litigation**

**C. Comprehensive Plan and Amendment Proposals**

**D. Ordinance Proposals**

**E. Potential and Ongoing Projects**

**F. Miscellaneous**

**VI. Adjourn**